

# Rani at The Crown of Stadhampton

**Site Address:**

The Crown of Stadhampton  
Thame Road, Stadhampton, Oxford, OX44 7TX

**Design and Access Statement**

Full Planning Application

June 2026 (V02)



# Project Summary / Document Information

## Design and Access Statement

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| Project title | Rani at The Crown of Stadhampton                                          |
| Site Address  | The Crown of Stadhampton<br>Thame Road, Stadhampton, Oxford, OX44 7TX     |
| Application   | Full Planning Application                                                 |
| Prepared for  | Sanjay Dhrona                                                             |
| Prepared by   | FORM Ideas Studio<br>Phoenix House, 43 Cross Street<br>Manchester, M2 4JF |
| Our Ref:      | 26-F072                                                                   |
| Date:         | 01.06.2026                                                                |
| Revision:     | V02                                                                       |



## Proposal

Refurbishment, alteration and extension of the existing public house to create Rani at The Crown of Stadhampton, a revitalised village pub and free house with a distinctive food-led hospitality offer, alongside associated external works, access improvements and operational upgrades.

The proposals represent a meaningful reinvestment in a long-standing village pub, returning a much-loved local asset back into active use after a prolonged period of closure.

## Key elements of the scheme

- Refurbishment and reconfiguration of the existing ground floor pub, bar and dining areas
- Retention and enhancement of the building’s role as a local public house and social venue
- Formation of a new orangery-style rear extension to provide a high-quality dining and hospitality space
- Introduction of external customer terraces, supporting a stronger relationship between indoor & outdoor pub use
- Improved entrance and arrival sequence, strengthening the identity of the venue from Thame Road
- Reorganisation of back-of-house, kitchen, servicing and bin storage arrangements
- First floor alterations to provide business office, staff welfare and staff accommodation associated with the operation of the premises.
- Introduction of an external escape stair and associated first floor access walkway
- Carefully considered signage and architectural additions to support the renewed identity of the premises

## Development outcomes

- Reinvestment in and reactivation of an existing village public house
- Continued hospitality use centred on a pub / free house model, supported by a distinctive food offer
- Improved customer arrival, internal legibility and overall visitor experience
- Enhanced operational efficiency and back-of-house servicing
- Retention and adaptation of the host building, supported by proportionate new additions
- A design approach that responds sensitively to the village setting and neighbouring properties

## Closing statement

Design and Access Statement submitted in support of a Full Planning Application for the refurbishment, alteration and extension of The Crown of Stadhampton to create Rani, a revitalised village pub and free house with an enhanced food, drink and hospitality offer.

The proposals seek to return a much-loved inclusive local pub back into active use through meaningful reinvestment, improved accessibility, inclusive hospitality and a commercially sustainable operating model.

# 01. Contents & Introduction

## 01.1. Contents

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## 01.2. Introduction

This Design and Access Statement has been prepared on behalf of our client Sanjay Dhrona in support of a Full Planning Application relating to The Crown of Stadhampton, Thame Road, Stadhampton, Oxford, OX44 7TX.

The proposals respond to a prolonged period during which The Crown has not operated successfully as a public house. The scheme represents a meaningful reinvestment in the building, seeking to return a much-loved and missed village pub back into active use as a welcoming, inclusive and commercially sustainable hospitality venue.

The proposals include the reconfiguration of the existing ground floor pub, bar and dining areas, the formation of a new orangery-style extension, improved external customer terraces, first floor alterations, a new external escape stair and associated operational and servicing improvements.

The site will continue to operate within an established hospitality use. The development is not intended to displace the role of the premises as a local pub, but rather to secure its long-term viability through sensitive reinvestment, improved functionality and a distinctive, high-quality food offer that complements its free house character. The applicant is an established local hospitality operator with a direct connection to the area, supporting a long-term commitment to the village and its community.

The design approach has been developed to respect the scale and character of the existing building while introducing carefully considered new elements that enhance the customer experience, strengthen the arrival sequence and provide a clearer relationship between the internal hospitality spaces and external terraces.

The proposals are rooted in a warm and characterful design concept for Rani, drawing on familiarity, generosity and a sense of local hospitality rather than creating an overly themed or visually excessive environment. This design narrative supports the wider objective of renewing the public house as a welcoming village venue with a strong and enduring identity.

This statement sets out the site context, planning considerations, design rationale, access approach and operational strategy underpinning the proposals.

## 02. Site Context

## 02.1. Stadhampton, Local Context

Stadhampton is a village and civil parish within South Oxfordshire, located approximately seven miles south-east of Oxford. The settlement sits close to the River Thame and is centred around the junction of key local routes, including Thame Road, which passes through the village and forms the immediate setting to the application site.

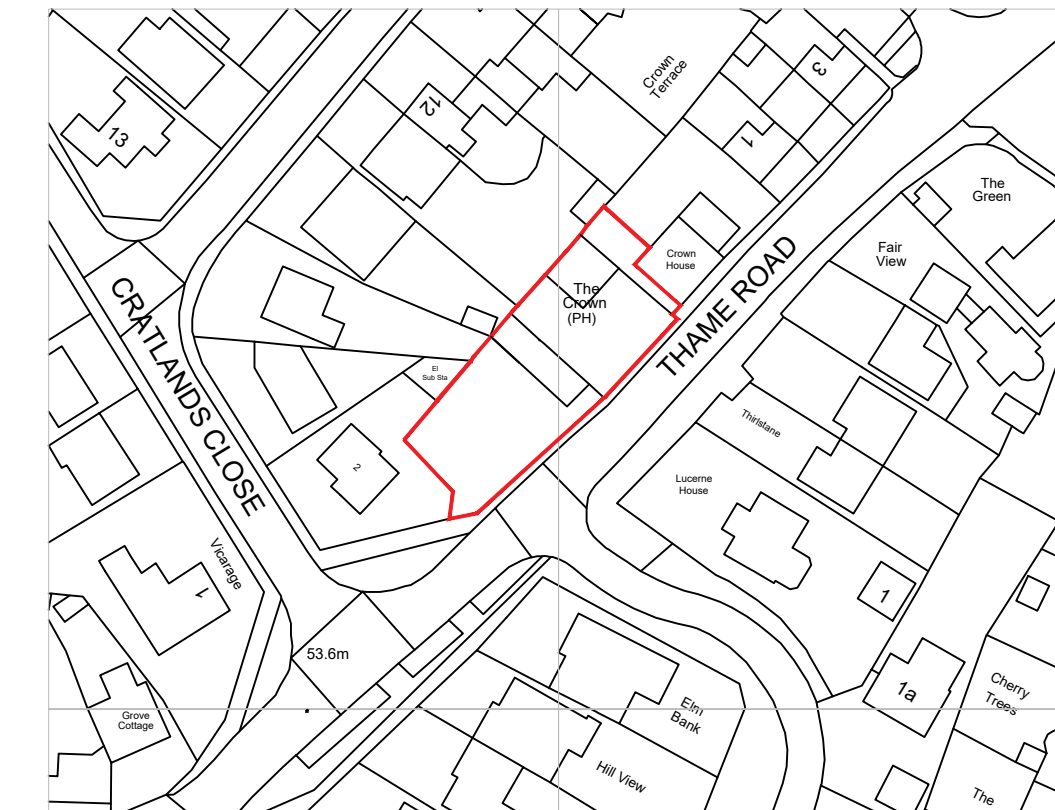
The village has a mixed but strongly established character, comprising residential properties, local amenities, hospitality uses and community facilities. Its built form is generally low-rise and domestic in scale, with buildings addressing the street through a varied but cohesive village frontage.

The application site is located at The Crown of Stadhampton, Thame Road, within the established village core. The building occupies a prominent roadside position, with residential properties to the east and west, and the wider village setting extending to the north and south along Thame Road.

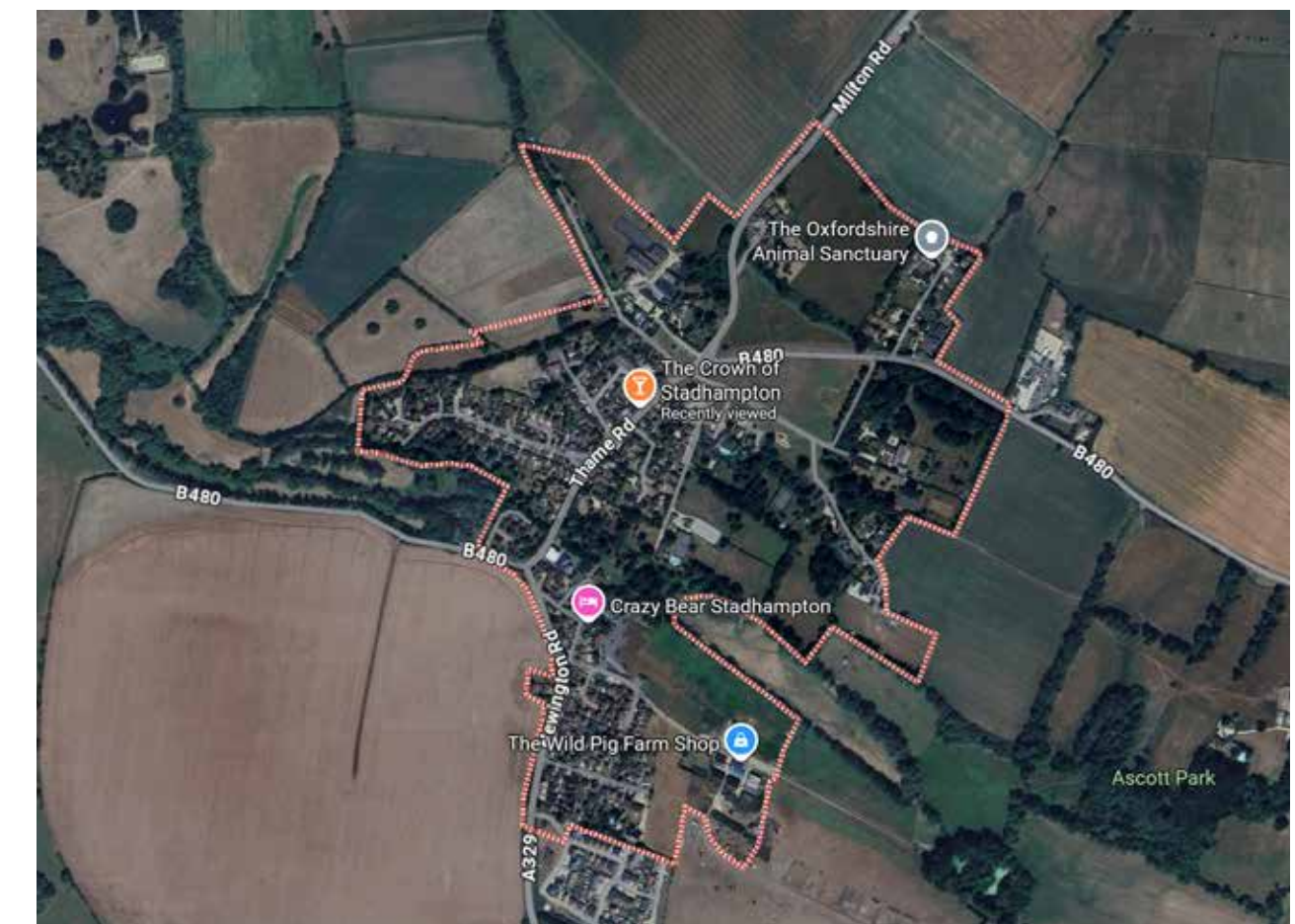
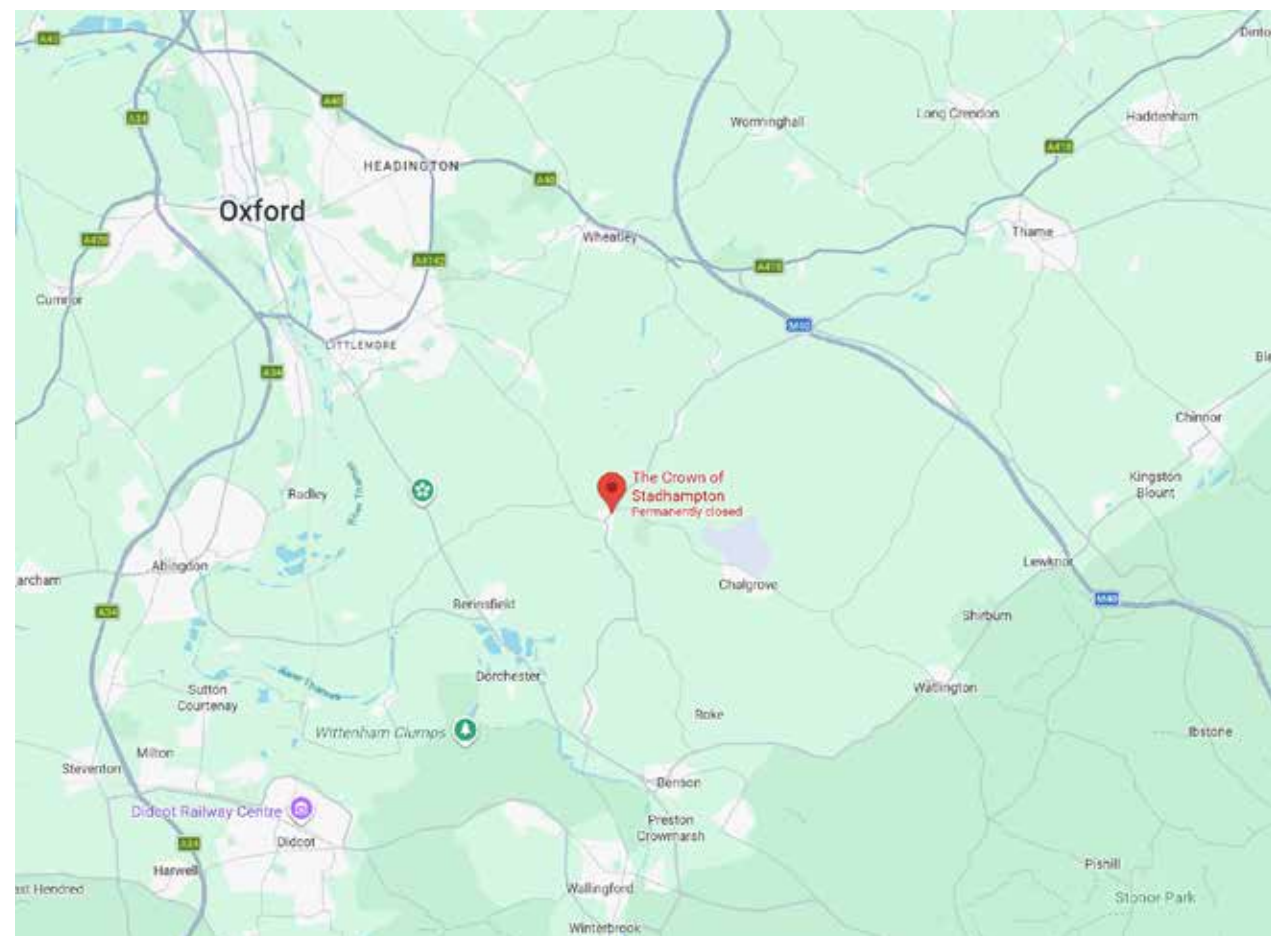
The Crown has historically formed part of the village's hospitality offer. The current proposals seek to reinvest in this role through the sensitive refurbishment and extension of the existing premises, supporting its continued use as a pub and free house with an enhanced food, drink and social offer.

The proposals also respond to local sentiment around the loss of an active village pub. The Crown is understood to be a much-loved and missed local asset, and its return to use would support the social life of the village, providing a welcoming and inclusive place for residents, visitors and the wider community to meet, eat and socialise.

The development has therefore been approached as the renewal of an existing community-facing hospitality venue, led by an established local hospitality operator with a direct understanding of the local area. The scheme seeks to strengthen the building's presence, improve its operational function and create a more attractive, inclusive and enduring contribution to the local village setting.



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# 02. Site Context

## 02.2. The Site and Immediate Surroundings

The application site comprises The Crown of Stadhampton, an existing village public house located on Thame Road, within the established village setting of Stadhampton.

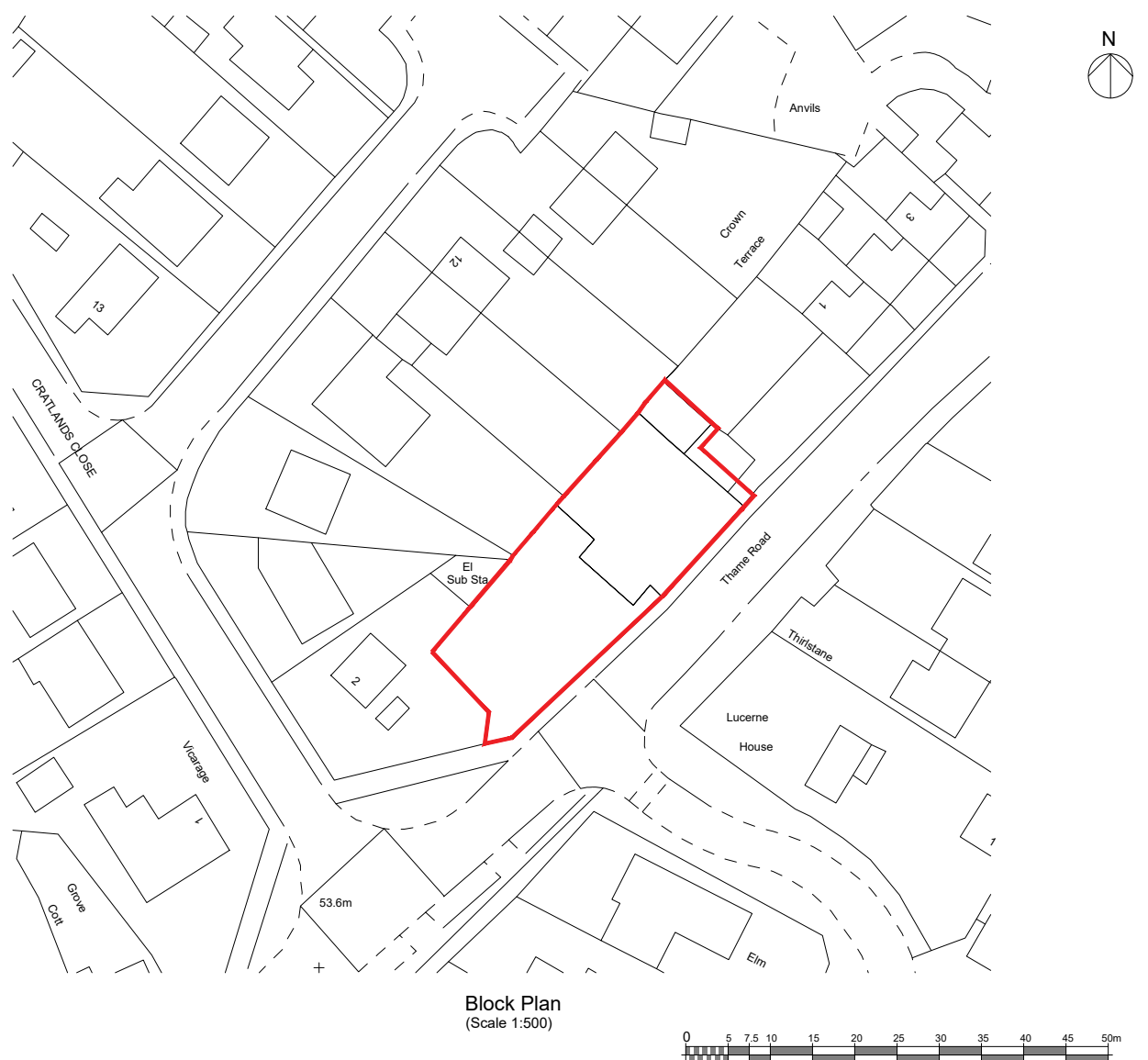
The proposals seek to return this established hospitality site to active and sustainable use through sensitive reinvestment and operational improvement.

The building sits within a defined plot fronting the highway, with customer access and parking arranged to the side of the premises. The existing car park is accessed from Thame Road and forms an established part of the site's hospitality use. The wider site is framed by neighbouring residential properties, including Crown House to the east, with further private gardens and housing beyond the rear and western boundaries.

The host building has a traditional public house character, presenting a familiar roadside frontage within the village. Its setting is not isolated, but sits within a mixed local context of residential properties, village-scale buildings and established roadside development along Thame Road.

The existing premises are supported by outdoor areas and service spaces which have informed the proposed layout. The design approach seeks to make better use of these areas through a clearer entrance sequence, improved external customer terraces and a more organised back-of-house arrangement, while remaining respectful of neighbouring residential boundaries.

The proposed development remains closely related to the existing building and established site arrangement. New elements, including the orangery, terraces, external escape stair and associated roof-level interventions, have been positioned to support the renewed operation of the pub and free house while responding carefully to the surrounding residential context.



# 03. Planning Context

## 03.1. National and Local Policy Context

The application site lies within the administrative area of South Oxfordshire District Council. The adopted development plan includes the South Oxfordshire Local Plan 2035, which forms the starting point for the consideration of planning applications within the district.

National planning policy supports high-quality, contextually responsive design, the effective use of existing buildings, and the retention and enhancement of accessible local services and community facilities.

The proposals seek to secure the long-term future of an existing village public house through proportionate refurbishment, alteration, extension and operational improvement.

**The proposals are aligned with the broad objectives of local and national policy by:**

- Returning a valued local community facility back into active use following a prolonged period of closure
- Supporting the continued contribution of the premises to the village’s social and hospitality offer
- Delivering a high-quality design response that relates positively to the existing building and immediate setting
- Improving the functionality, accessibility and operational performance of the site
- Considering neighbouring residential amenity through the design and operational strategy

The site is not understood to be listed or located within a Conservation Area, although the proposals have still been developed with regard to the character of the existing building and its village setting. This will be confirmed against the Council’s validation requirements prior to submission.

## 03.2. Planning History

The Crown has an established history as a public house within Stadhampton.

Previous planning applications relating to the wider site have confirmed the premises’ longstanding pub use and the relationship between the building, associated car parking and surrounding residential context.

A more recent application was submitted for the change of use of The Crown public house to a private dwelling. The current proposals take a materially different approach, seeking instead to retain and revive the public house use, supported by investment in the building, enhanced food provision and improved operational arrangements.

The proposals also recognise that the premises have not operated successfully as an active public house for a prolonged period. The scheme therefore seeks to address the underlying operational and spatial constraints of the existing building, rather than relying on a cosmetic refurbishment. The proposed layout, customer offer and servicing strategy have been developed to support a more practical, inclusive and commercially sustainable hospitality model.

The principle of maintaining and improving the hospitality use of the site is therefore considered to be a positive planning outcome. The proposed development supports the continued role of The Crown as a local village venue, while introducing a viable operating model capable of sustaining the building’s future use.

## 03.3. Community Engagement

Prior to submission, the applicant has maintained dialogue with Stadhampton Parish Council and local representatives regarding the emerging proposals for The Crown of Stadhampton.

The applicant confirmed completion of the purchase of the premises and provided an update on the intended direction of the project. The correspondence explained that the proposal is to bring The Crown back into active use as a village pub and free house, with an accessible food and drink offer, local employment opportunities and use of local suppliers where possible.

The applicant is an established local hospitality operator with direct experience in South Oxfordshire and a clear long-term commitment to the village. As a local resident, the applicant understands the community context and the importance of reintroducing The Crown in a sensitive, well-managed and inclusive way.

The applicant also confirmed an intention to attend the Parish Council AGM to introduce the proposals and maintain dialogue as the project progresses.

The early response from Parish Council representatives was constructive and supportive in tone, welcoming the purchase of the premises and the applicant’s intention to bring The Crown back into use for the benefit of the village.

### Key observations

- Early dialogue undertaken with Stadhampton Parish Council.
- Applicant is an established local hospitality operator.
- Proposal presented as the revival of an existing village pub and free house.
- The scheme represents local investment in a much-loved community asset.
- Earlier short-stay accommodation proposals have been removed.
- First floor proposed for staff accommodation and business office use.

# 04. Existing Site and Operational Overview

**04.1. Existing Layout, Access and Operational Constraints**  
The Crown of Stadhampton is an established village public house occupying a prominent plot on Thame Road, with its principal frontage addressing the highway and customer parking arranged to the side of the building.

The site retains its established hospitality use, with customer access from the roadside frontage and vehicular access from Thame Road. However, the premises have been inactive for a prolonged period and now require meaningful investment to support their return to active use.

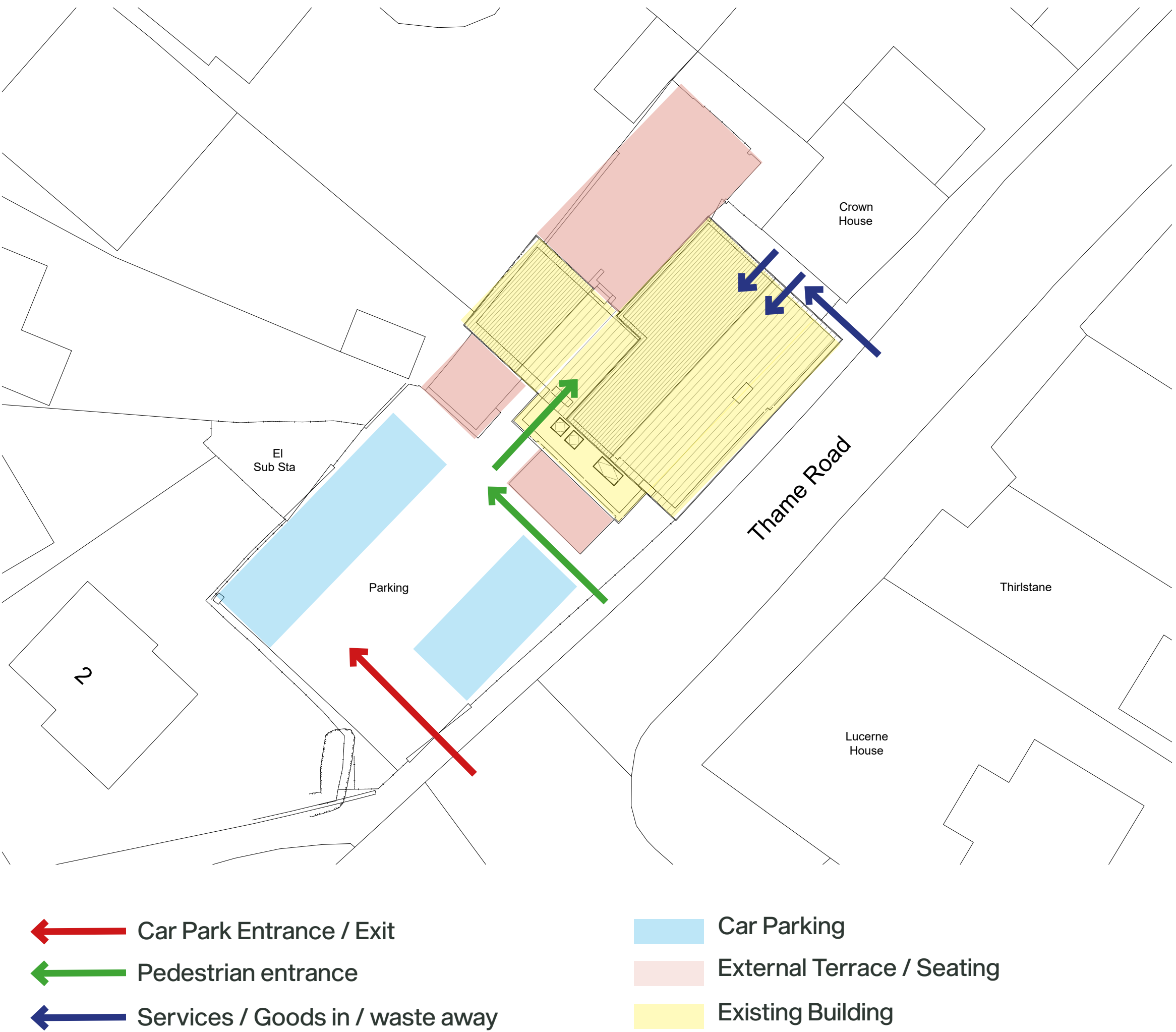
The building has evolved over time and currently presents a fragmented internal arrangement. While it retains a clear pub identity, the customer journey, internal circulation and relationship between the bar, dining areas and external spaces are not fully resolved.

The existing kitchen, servicing, waste and back-of-house areas would also benefit from clearer organisation to support a more practical and sustainable operating model.

## Key observations

- Established public house use within the village
- Prominent roadside frontage onto Thame Road
- Premises inactive for a prolonged period and requiring reinvestment
- Existing layout fragmented and not fully aligned with modern hospitality use
- Arrival sequence and customer journey could be strengthened
- Limited relationship between internal spaces and external customer areas
- Servicing, waste and back-of-house areas require clearer organisation
- Residential neighbours require careful consideration of access, servicing, noise and amenity

The proposed scheme has therefore been developed as a coordinated reinvestment in the existing public house, responding to both the physical condition of the premises and the operational requirements of a modern village pub.



# O4. Existing Site

## 04.2. Existing Building and Site Condition Overview

The existing premises retain a recognisable public house character, with the building addressing Thame Road and supported by a side car park, outdoor areas and ancillary service spaces.

The host building forms the principal feature of the site, with later additions and external areas arranged around its historic hospitality function. The premises have, however, been inactive for a prolonged period and require investment to support their return to active use.

Internally, the existing layout provides a series of pub, dining and support spaces. However, the arrangement is relatively cellular and does not fully support the quality of welcome, openness or customer flow intended for the reinvigorated village pub.

Externally, the site has an established customer car park and existing roadside access from Thame Road. Outdoor areas are present, but the current arrangement does not make full use of the site's potential to support attractive, well-defined customer terraces and a more purposeful arrival setting.

## Key Observations

- The building retains a clear identity as an existing village public house
- The premises have been inactive for a prolonged period and require reinvestment
- The current internal arrangement is fragmented and capable of better supporting pub, dining and social use
- The existing arrival sequence from the car park and roadside frontage could be strengthened
- External customer areas have the potential to be better defined and more closely connected to the internal hospitality spaces
- Back-of-house and service arrangements would benefit from clearer organisation
- The proximity of neighbouring residential properties requires the proposed design and operational strategy to respond carefully to privacy, noise and general amenity considerations

Overall, the existing site provides a strong basis for reinvestment. The proposals seek to retain the established public house use while improving the way the premises operate, present themselves and serve customers within a renewed village pub model.



# O4. Existing Site

## 04.3. Existing General Arrangement

The existing arrangement of The Crown of Stadhampton is illustrated across the Existing Site Plan, Existing Ground Floor General Arrangement, Existing First Floor Plan, Existing Loft Plan and Existing Roof Plan submitted as part of the application drawing package.

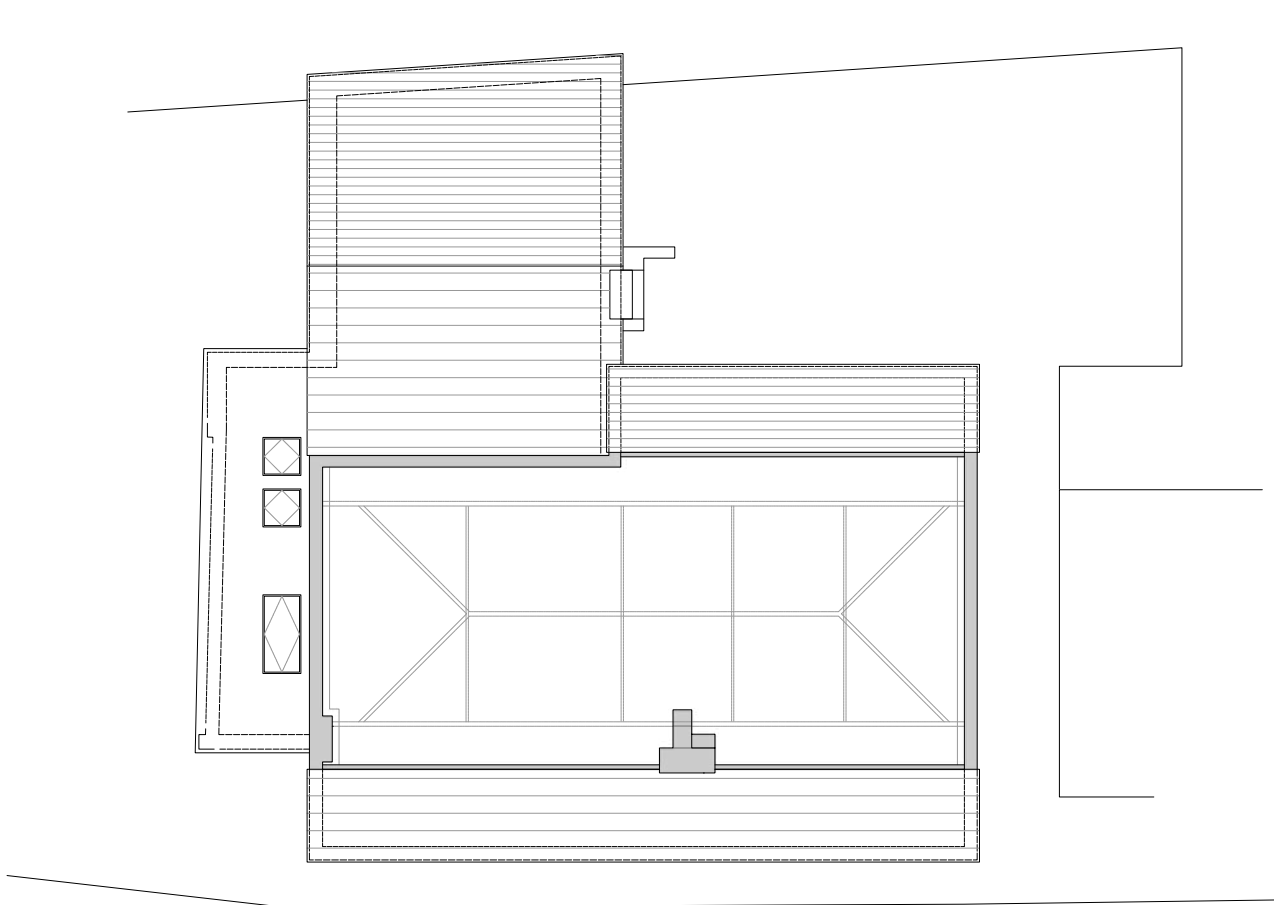
At ground floor level, the building accommodates the principal public house spaces alongside kitchen, customer and ancillary support areas. The existing internal arrangement reflects the building’s historic evolution, but presents opportunities for clearer zoning, improved customer arrival and a stronger relationship between the bar, dining areas and external spaces.

The upper floor accommodation forms part of the established building arrangement and provides ancillary space associated with the wider operation of the premises. The existing roof and loft arrangements further demonstrate the varied form of the host building and provide the baseline against which the proposed additions and roof-level interventions have been developed.

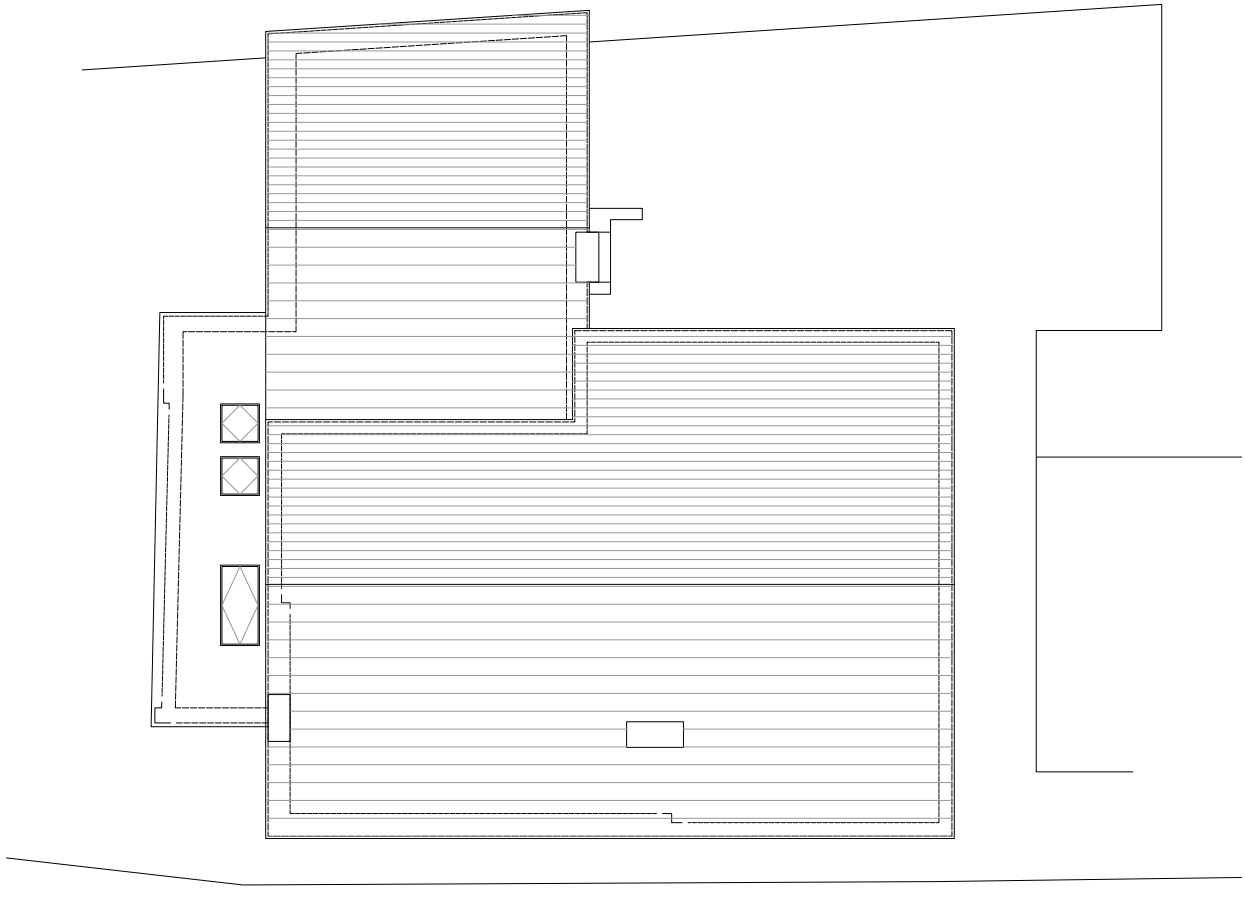
Externally, the site includes an existing customer parking area accessed from Thame Road, with the public house positioned centrally within its plot and neighbouring residential properties located in close proximity to the side and rear boundaries.

### In summary

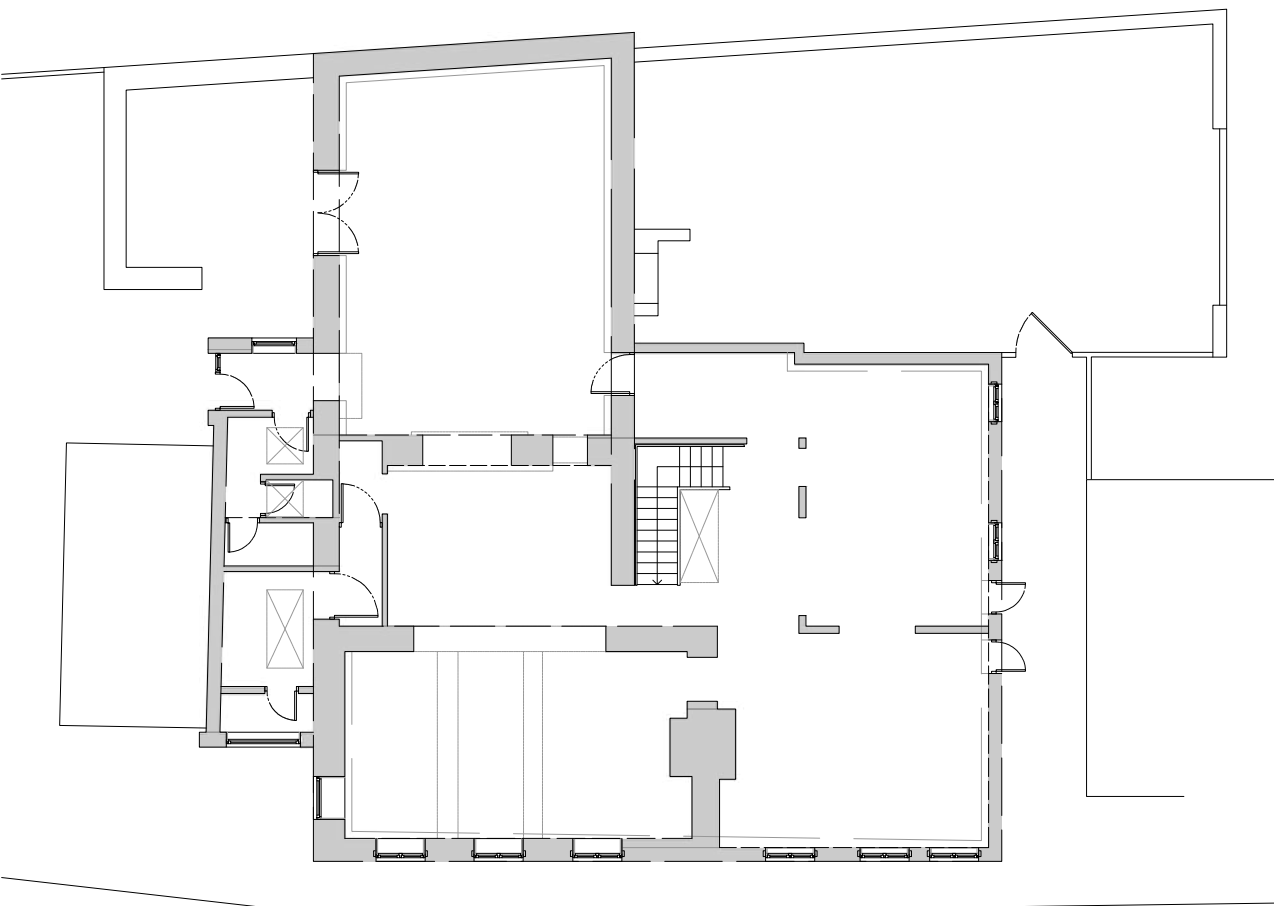
- The existing premises comprise an established village public house
- The ground floor layout provides pub, dining and back-of-house accommodation, but would benefit from improved spatial organisation
- Upper floor and loft areas form part of the existing building arrangement and inform the approach to proposed internal alterations
- The site includes established roadside access and on-site parking from Thame Road
- The existing form, roof profile and neighbouring relationships have directly informed the proposed development strategy



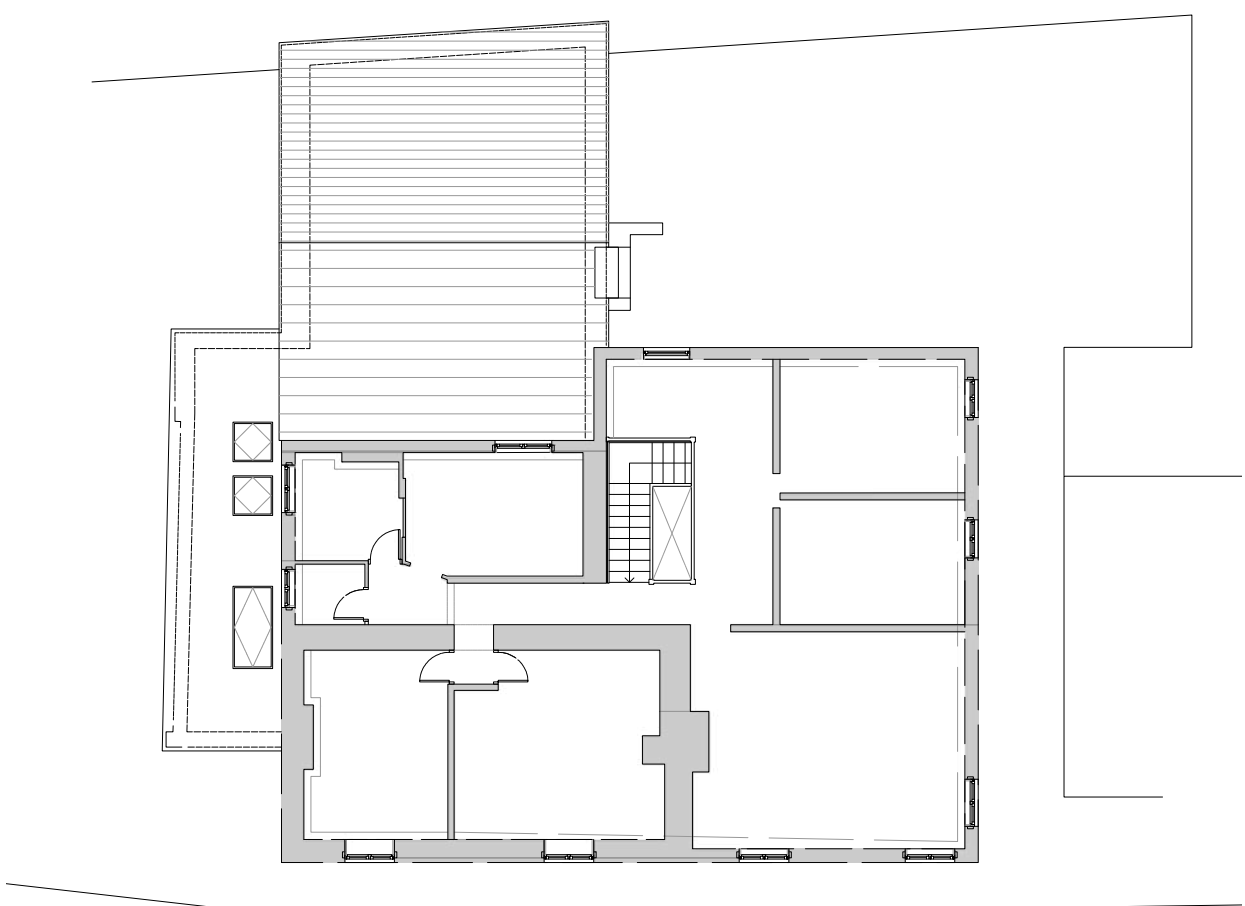
Loft Plan



Roof Plan



Ground floor



First floor

# 05. Development Proposal

## 05.1. Design Response and Strategy

The proposals have been developed to support the long-term reinvigoration of The Crown of Stadhampton as an established village public house, improving the quality of the customer offer while retaining the site’s historic hospitality role.

The design response focuses on a careful combination of refurbishment, reorganisation and proportionate extension. The existing building remains central to the scheme, with new interventions designed to improve arrival, strengthen the internal customer journey and create a better relationship between the pub, dining spaces and external terraces.

The scheme responds to the need for meaningful reinvestment following a prolonged period of inactivity. Rather than relying on cosmetic improvement, the proposals address the spatial, operational and servicing limitations of the existing building to support a more viable, inclusive and commercially sustainable village pub.

### Key Points

1. Retention of Pub Use

Retain and enhance the established public house use, positioning Rani at The Crown as a revitalised village pub with a distinctive food-led offer.
2. Removal of Poor Quality Additions

Remove the existing single storey, low quality adaptations to the car park elevation and replace them with a more coherent architectural response.
3. New Entrance and WC Block

Introduce a new entrance and WC block to improve customer arrival, amenity and legibility from the car park side of the site.
4. Improved External Access

Provide improved external access via a terrace and enclosed staircase, supporting both customer use and the practical operation of the building.
5. Covered Orangery Space

Enclose the existing rear open garden space with a subservient orangery structure, sitting below and respecting the host building and existing roof hierarchy.
6. Neighbour Amenity and Privacy

The orangery contains no mezzanine or first floor accommodation, so no elevated occupied space is introduced. The enclosure also helps manage noise and protect neighbouring amenity.
7. Managed Rear Terrace

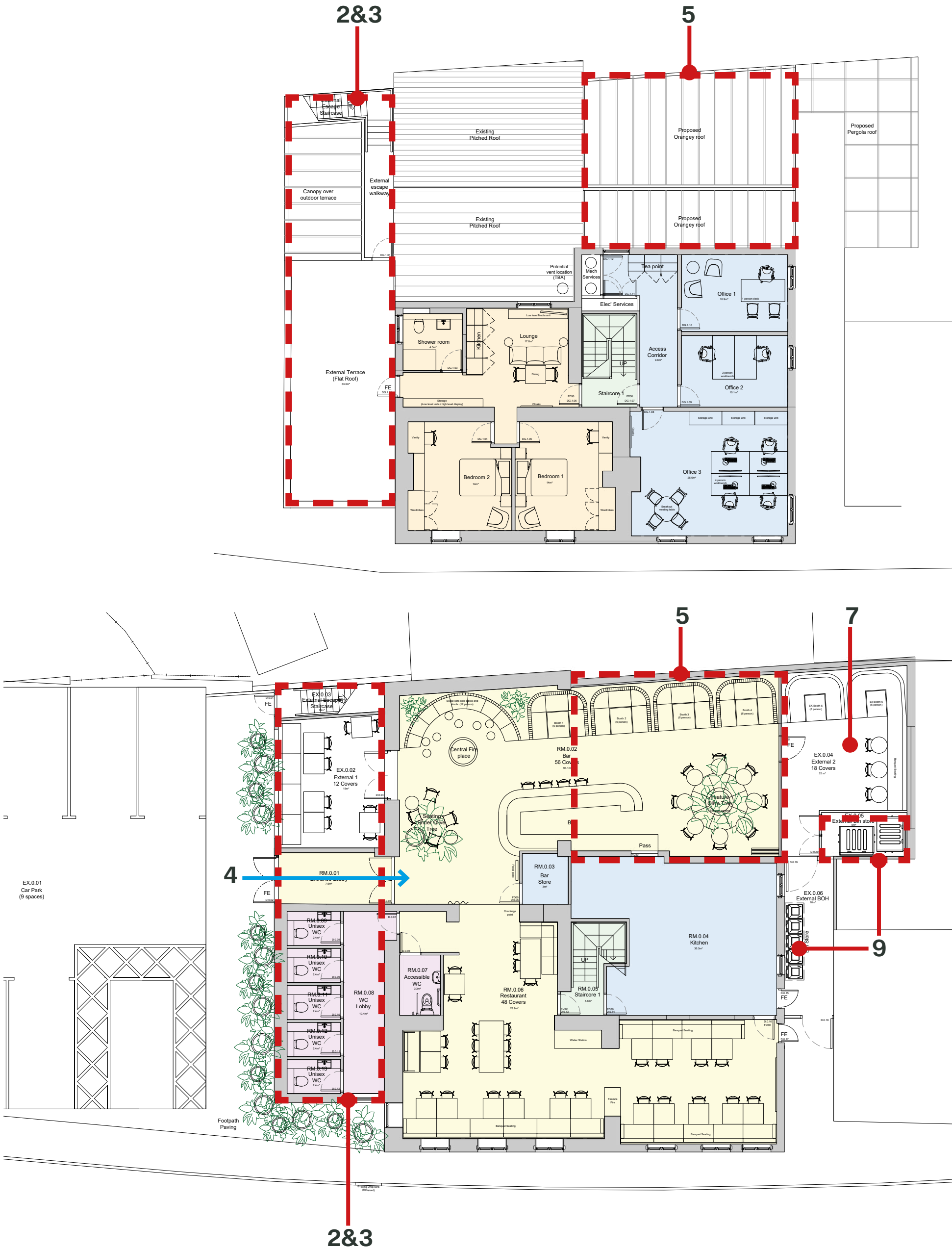
Retain a smaller rear covered terrace area, with reduced operating hours and an evening cut-off to manage neighbouring impact.
8. Clearer Customer Journey

Reorganise the internal layout to create a clearer relationship between entrance, bar, dining and supporting customer spaces.
9. Operational Rationalisation

Rationalise kitchen, servicing, external bin storage and back-of-house areas to support a more efficient operational model.
10. Cohesive Design Response

Ensure the overall design remains proportionate and responsive to the village setting, replacing piecemeal additions with a more considered and cohesive form of development.

Overall, the proposal represents a coordinated investment in the existing public house. The new additions are proportionate and subservient to the host building, helping to secure a viable and attractive future for the premises while delivering a characterful and village-appropriate design response.



# 05. Development Proposal

## 05.2. Key proposed views

### 1. Renewed pub entrance and arrival point

A clearer, more welcoming entrance sequence is created from the car park and Thame Road frontage, strengthening the identity of the premises as a revitalised pub and free house.

### 2. Orangery extension

A new orangery forms a characterful addition to the rear of the building, providing an attractive dining and social space that complements the established pub offer.

### 3. External customer terraces

New and improved outdoor seating areas create a stronger connection between the internal bar and dining spaces and the wider external setting, supporting a flexible and welcoming hospitality experience.



# 05. Development Proposal

## 05.2. Key proposed views

### 4. Main Entrance and Welcome

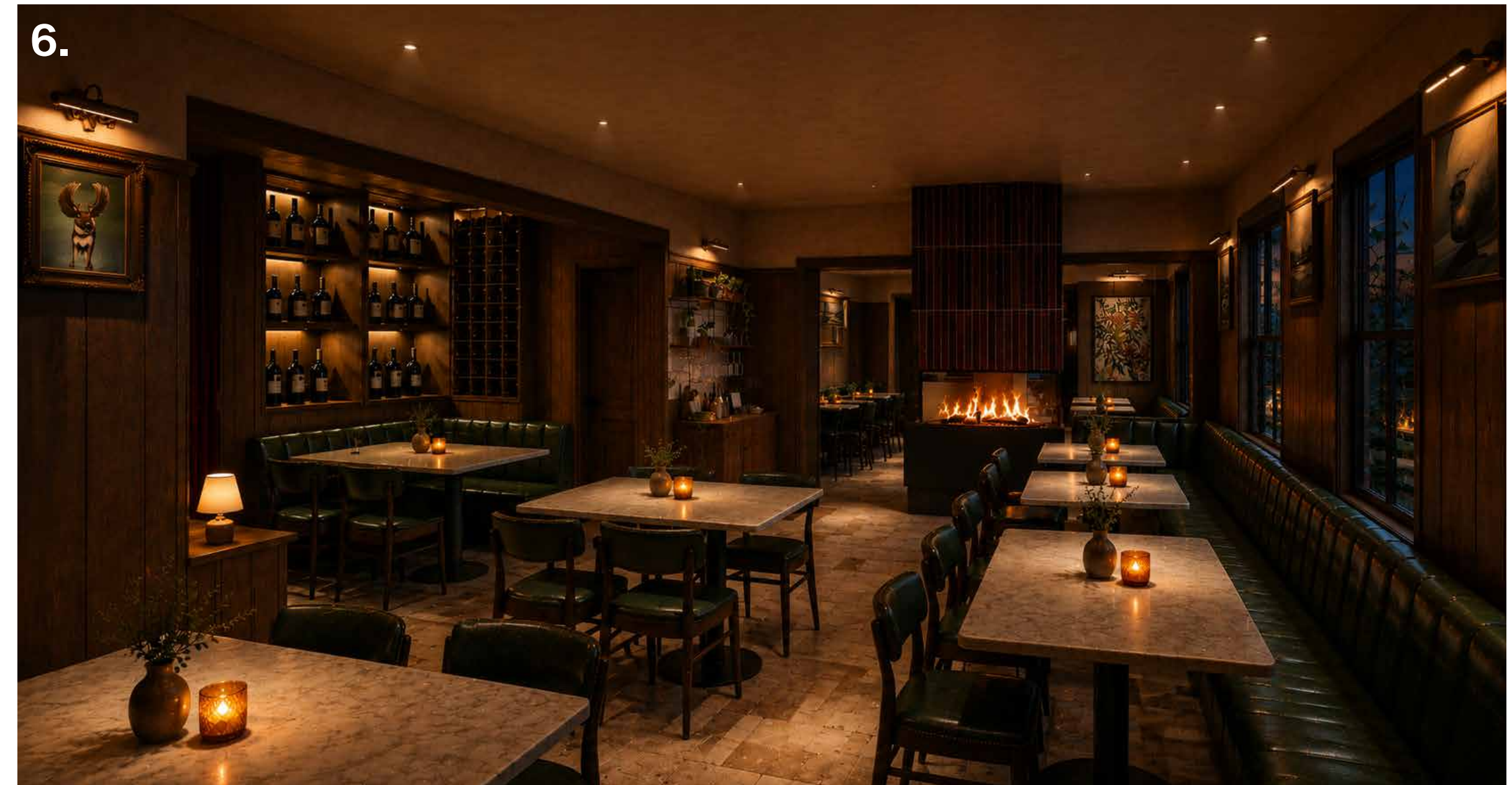
A warm and clearly defined arrival space, creating an immediate sense of welcome as customers enter the pub. The olive tree, soft lighting and natural material palette help establish the character of Rani while retaining a relaxed free house feel.

### 5. Pub with Booth Seating

The pub and bar area forms the social anchor of the venue, with booth seating providing comfortable space for informal drinks, dining and small groups. The layout supports a flexible village pub offer, balancing everyday local use with a considered food and drink experience.

### 6. Restaurant Area

The main dining area provides a richer, more intimate setting within the wider pub environment. Warm timber, soft lighting, banquette seating and feature fireplace elements create a comfortable dining experience while maintaining the character of a village free house.



# 05. Development Proposal

## 05.3. Ground Floor Customer Spaces

The proposed ground floor layout has been developed to support the continued operation of The Crown of Stadhampton as a pub and free house, with a clear and welcoming customer journey through the building.

The entrance sequence is improved to provide a more legible arrival from the car park and Thame Road frontage. From here, customers are drawn into the main bar area, which remains the social anchor of the pub.

The bar, booth seating, restaurant and orangery spaces are arranged to support a flexible hospitality offer. The layout allows the venue to operate as a local pub for drinks and informal visits, while also supporting a more considered food-led experience.

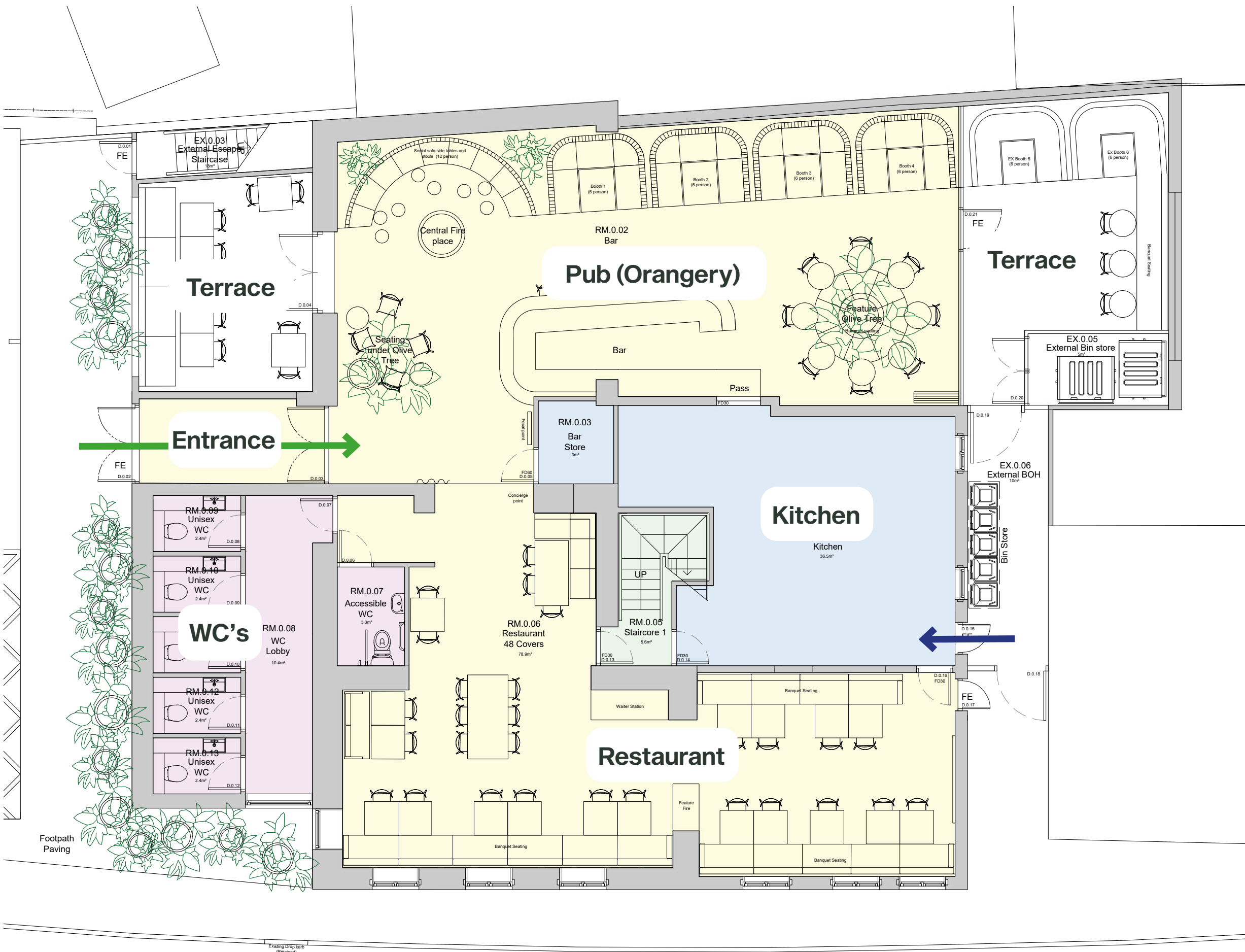
The orangery provides a covered dining and social space to the rear, improving the relationship between the internal customer areas and external terrace. This creates a more usable year-round hospitality space while helping to contain activity within the site.

Customer WCs are located close to the entrance and main customer areas, improving convenience and supporting the day-to-day operation of the pub.

### Summary of proposed arrangement

- Improved entrance and arrival sequence
- Main bar area retained as the social focus
- Booth seating for informal drinks, dining and small groups
- Restaurant area supporting the enhanced food offer
- Orangery-style covered hospitality space
- External terrace areas connected to customer spaces
- Customer WCs located close to the main arrival and bar areas
- Kitchen and back-of-house areas separated from customer-facing spaces

Overall, the ground floor arrangement creates a clearer and more flexible customer experience, supporting The Crown’s renewed role as a quality village pub and free house.



# 05. Development Proposal

## 05.4. Proposed Elevations, Roof Form and External Appearance

The external proposals focus on replacing poor quality later additions with a more coherent architectural response that supports the renewal of The Crown as a village pub and free house.

The existing single storey additions to the car park elevation are proposed to be removed and replaced with a new entrance and WC block, improving the arrival sequence and appearance from the car park.

To the rear, the existing open garden area is enclosed with an orangery-style structure, creating a covered hospitality space and helping to manage neighbour noise and privacy.

A smaller covered rear terrace is retained, with managed hours and an evening cut-off to reduce potential neighbour impact.

Roof-level elements, including extract, flues and rainwater goods, will be coordinated to limit visual impact.

### Key external interventions

- Removal of poor quality single storey additions
- New entrance and WC block
- New orangery-style rear extension
- Covered rear terrace with managed hours
- Enclosed external stair
- Coordinated roof-level extract and flue strategy
- Renewed signage and external finishes

### External finishes

- Off-white painted upper walls
- Glazed red tiled lower façade
- Solder Course lintel headers
- Dark anthracite glazing and doorsets
- Oak orangery with tinted glazing

The external works create a more legible and durable free house character while remaining proportionate to the village setting.



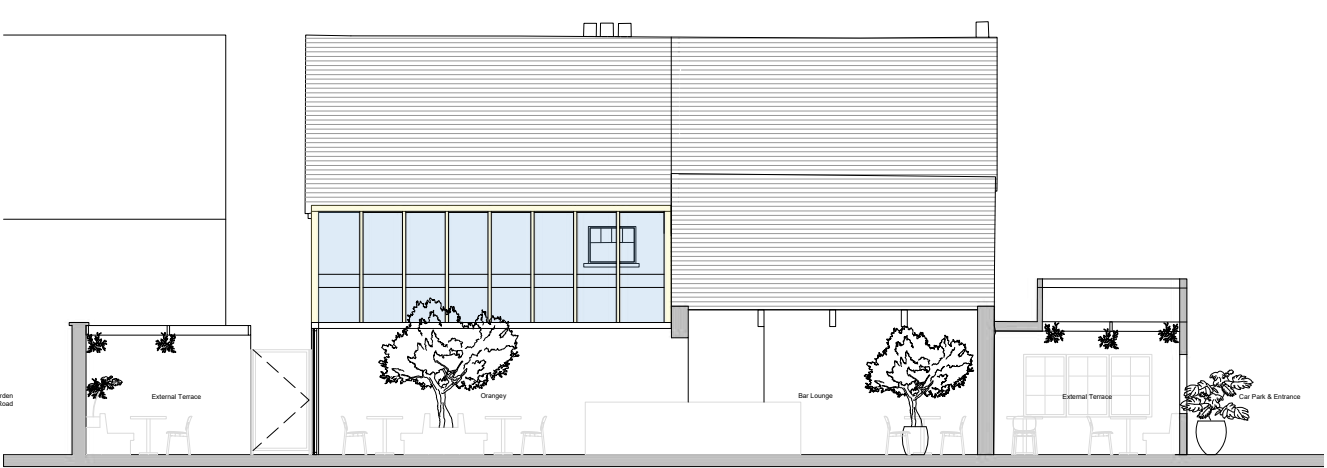
Side Elevation



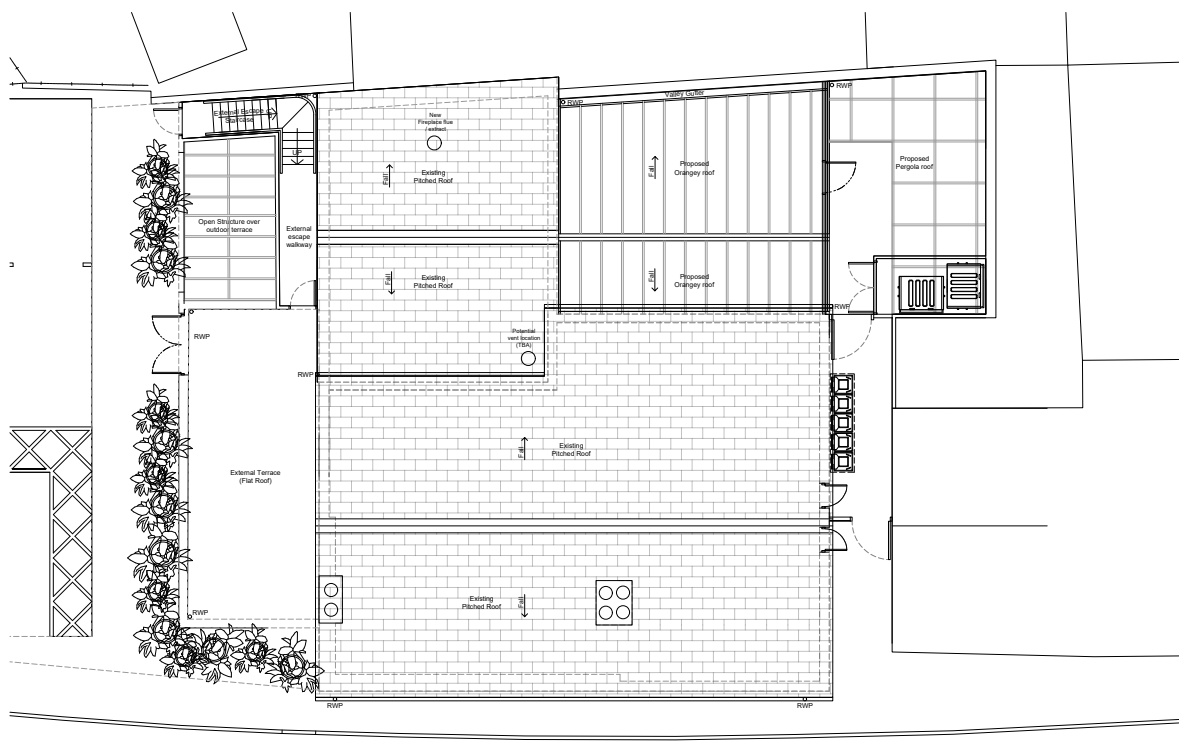
Side Elevation



Front Elevation



Rear Elevation



Roof Plan



First floor



Ground floor

# 06. Design

## 06.1. Design Concept and Character

The design concept for Rani at The Crown of Stadhampton has been developed around the idea of a warm, familiar and characterful village pub, supported by a distinctive food and hospitality offer.

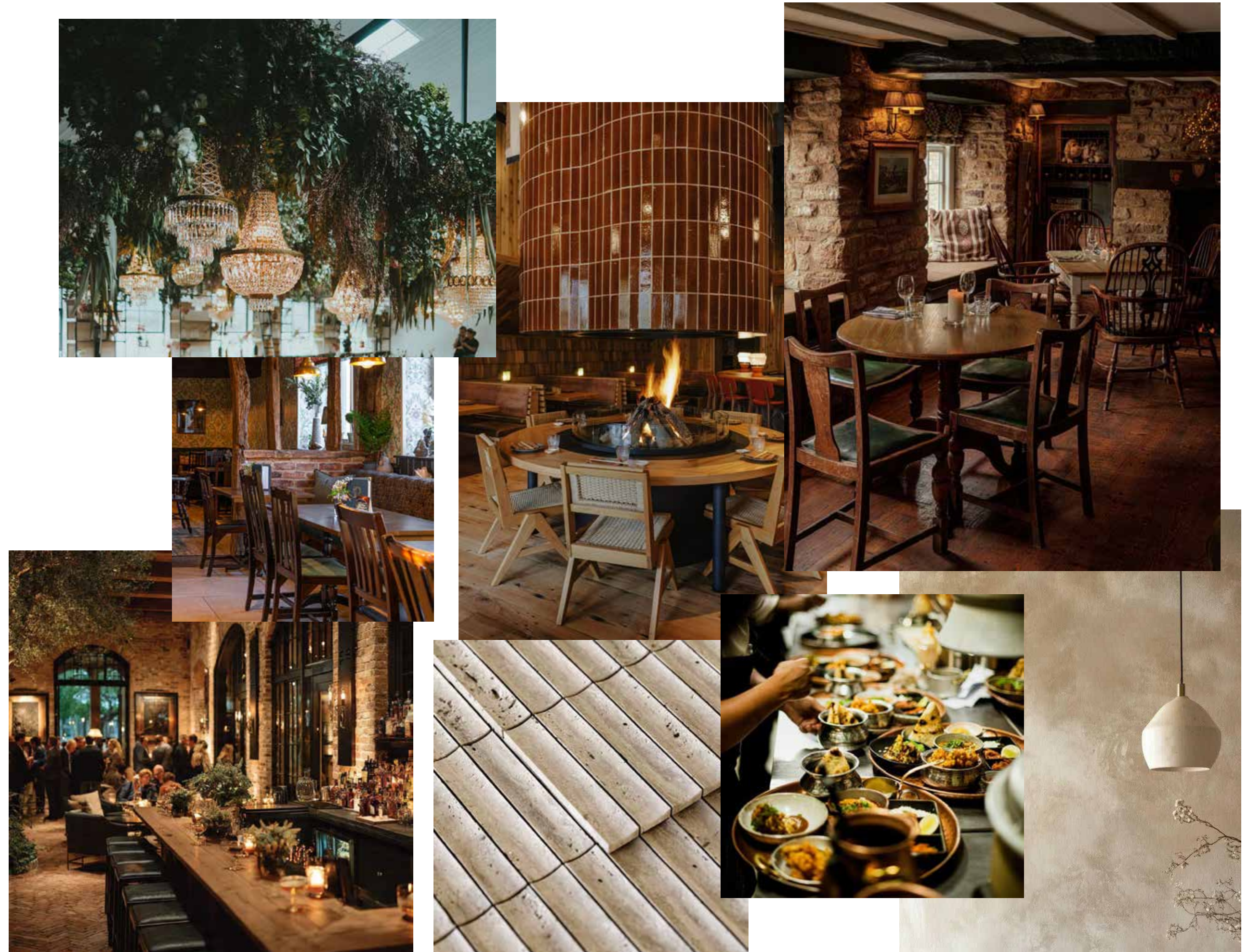
The intention is not to create a themed restaurant or overly stylised destination venue. Instead, the design seeks to preserve the social quality of the existing public house while introducing a richer, more layered interior identity. The concept draws on comfort, familiarity, generosity and a sense of quiet confidence.

The interior approach is based on the idea of a once-grand residence that has softened over time. Materials, colour and detail are intended to feel warm, aged and tactile, rather than new, polished or overly decorative. This supports the client's ambition for the venue to operate as a pub and free house, with Rani providing a strong food-led identity within that setting.

### Design principles

- Retain the feel of a welcoming local pub rather than creating a stand-alone restaurant environment.
- Introduce a warm, layered material palette using timber, stone, tile, plaster and aged metal finishes.
- Create a clear relationship between the bar, dining spaces, orangery and external terraces.
- Use lighting to create a soft, atmospheric and comfortable evening setting.
- Avoid overly theatrical, highly themed or visually excessive design gestures.
- Allow key moments, such as the bar, fireplace, orangery and feature olive tree, to give the scheme identity without overwhelming the building.

The design therefore balances pub familiarity with enhanced hospitality quality. It is intended to feel established, local and characterful, creating a venue that can serve everyday drinkers, casual dining, family visits and evening food-led trade within one coherent public house setting.



“A revitalised village pub and free house, layered with warmth, character and hospitality.”

# 06. Design

## 06.2. External Materials and Appearance

The proposed external material palette has been developed to create the feel of a quality free house, using robust, warm and carefully detailed materials that support the renewed pub character.

The approach takes a clear cue from the existing two-tone elevation. The high level wall finish is retained in an off-white painted treatment, based on the existing finish, while the lower level façade is given a richer and more durable base treatment. This maintains the visual balance of the existing building while giving the frontage a more crafted and distinctive appearance.

The lower façade will incorporate glazed red tiles, providing warmth, depth and a hard-wearing finish to the principal customer-facing areas. This will be supported by stack bonded lintel window headers, dark anthracite glazing, slimline metal detailing and a new slimline aluminium entrance doorset.

To the rear, the orangery is proposed as an oak-framed structure with tinted glazed units, creating a softer and more characterful addition that supports the free house setting and improves the relationship between the internal hospitality areas and external terrace.

A new commissioned artwork is proposed as the signage feature, replacing the existing Crown of Stadhampton signage. This provides a bespoke identity for the renewed premises while avoiding a standard commercial signage approach.

New paviours will define the access route from the highway to the principal entrance, improving legibility and creating a more considered arrival experience.

### Proposed material and design approach

1. Off-white external paint finish to high level walls, based on the existing finish
2. Glazed red tiles to lower façade areas
3. Stack bonded lintel window headers
4. Dark anthracite glazing refurbishment
5. New slimline aluminium entrance doorset
6. Slimline metal flashing to new external details
7. Oak orangery structure with tinted glazed units
8. New commissioned artwork used as signage
9. New paviours forming the access route from the highway to the principal entrance



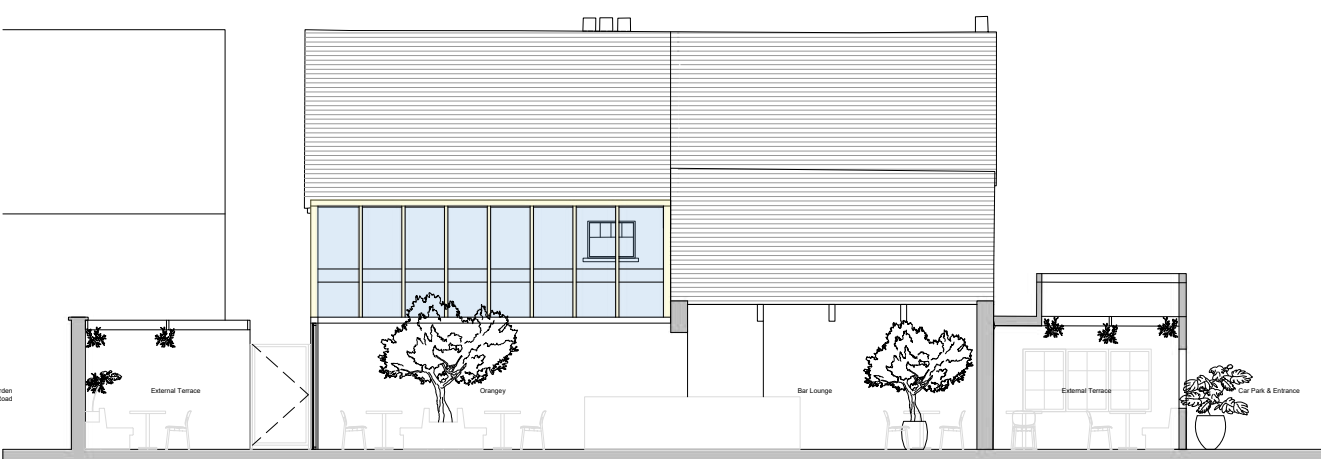
Side Elevation



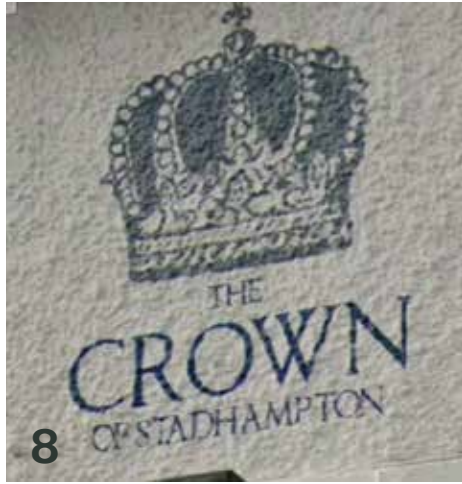
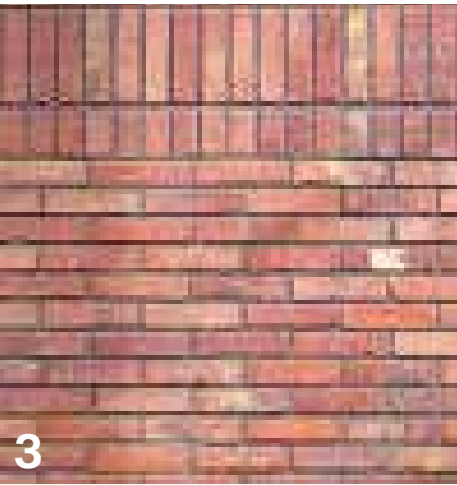
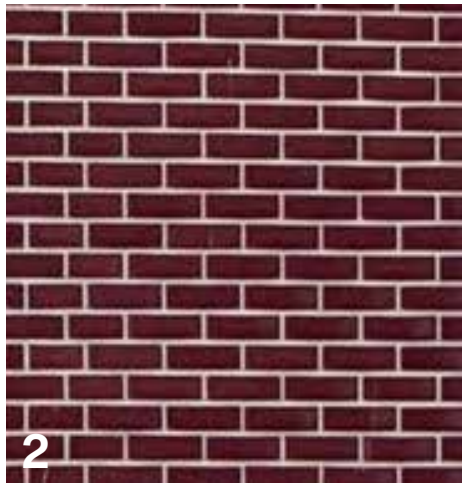
Side Elevation



Front Elevation



Rear Elevation



# 07. Access

## 07.1. Access and Movement

The proposal retains the established access arrangements to the site, with customer arrival from Thame Road and the existing car park.

The principal entrance is strengthened through a clearer external route, new paviours and a refined entrance doorset. This creates a more legible arrival sequence from the highway and car park into the pub.

Internally, the ground floor layout has been reorganised to improve customer movement between the entrance, bar, dining areas, orangery and external terrace. The proposed arrangement creates a clearer and more intuitive customer journey while retaining the informal character expected of a village pub and free house.

An accessible WC is provided at ground floor level, with customer facilities located close to the principal bar and dining areas. The external terrace areas are arranged to support flexible customer use and improve the connection between internal and external hospitality spaces.

A new external escape stair and first floor walkway are proposed to support the revised upper floor arrangement and wider fire strategy.

### Access principles

- Existing site access from Thame Road retained
- Existing car park retained
- New paviour route to improve arrival from highway to principal entrance
- Clearer entrance sequence into the pub
- Improved internal customer flow between bar, dining and orangery
- Accessible WC retained/provided at ground floor level
- External terrace areas connected to customer spaces
- New external escape stair to support first floor escape strategy



# 08. Residential Amenity

## 08.1. Neighbouring Relationships

The site sits within an established village setting, with neighbouring residential properties and private gardens located close to the site boundaries. The proposed design has therefore been developed with careful consideration of outlook, privacy, noise and general amenity.

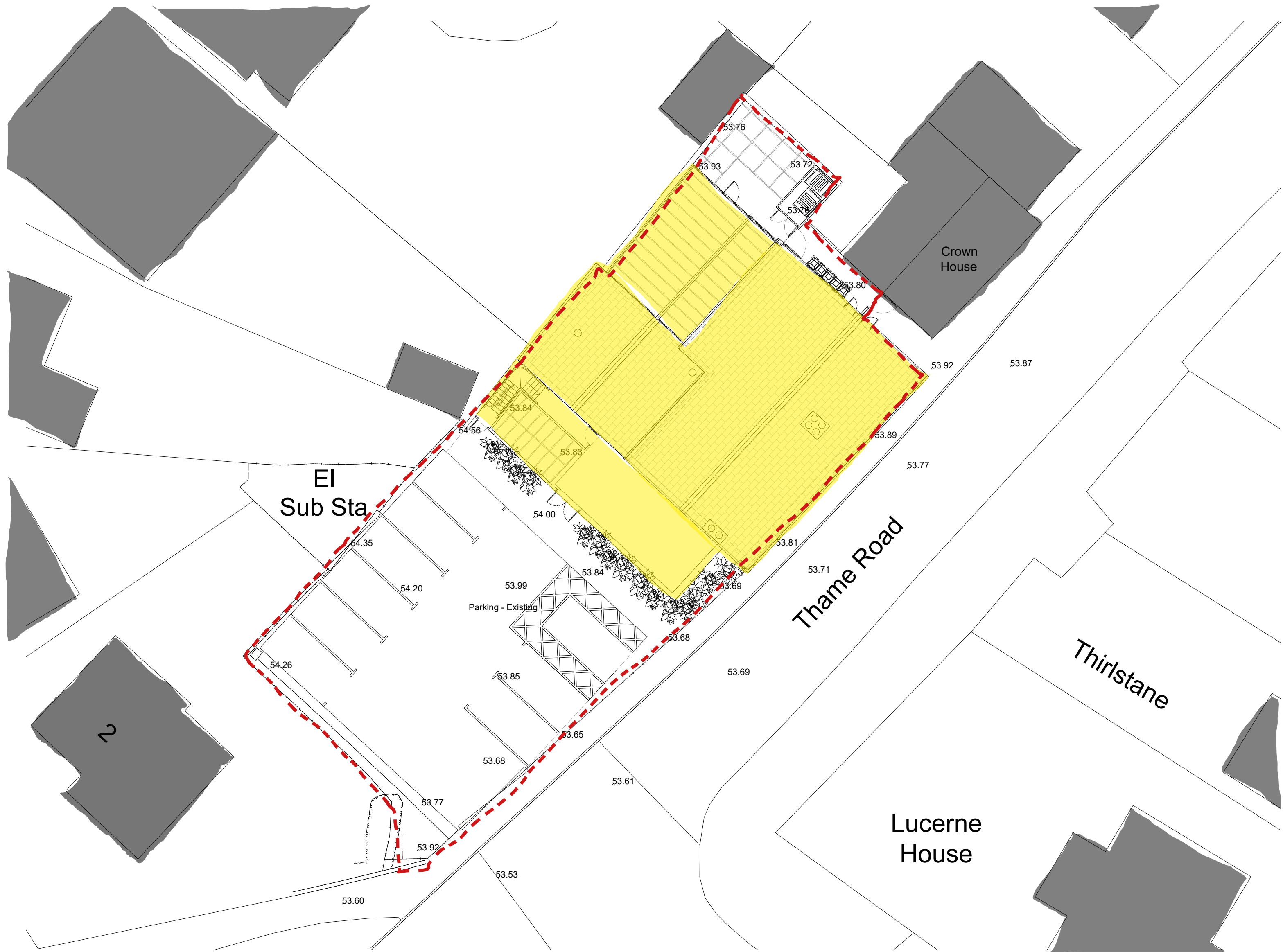
The main customer-facing additions, including the orangery and external terrace areas, are positioned in direct relationship to the existing pub building and are intended to support the continued free house use of the premises. These areas will be managed as part of the wider pub operation.

The proposed orangery provides a contained internal hospitality space, while the external terrace areas are clearly defined to avoid uncontrolled use of the wider site. Boundary relationships, planting, screening and operational management will be important in maintaining an appropriate relationship with adjoining residential properties.

The new external escape stair and first floor walkway are functional elements linked to the upper floor arrangement and escape strategy. Their use will be limited and not form part of general customer circulation.

### Access principles

- Existing pub use retained and improved
- External customer areas clearly defined
- Orangery provides enclosed hospitality space
- Terrace use to be managed as part of normal pub operations
- Boundary treatment and screening to be considered where required
- External escape stair limited to functional / emergency use
- Servicing, waste and deliveries to be managed to reduce neighbour impact



# 09. Operational and Environmental Considerations

## 09.1. Servicing, Waste and Management

The proposals have been developed to support the responsible reintroduction of The Crown of Stadhampton as a village pub and free house, with improved kitchen, servicing, waste and back-of-house arrangements.

The kitchen and service areas are positioned to support the food and drink offer while keeping operational activity separate from the main customer-facing spaces where possible. External back-of-house space and bin storage are clearly identified within the proposed layout.

Deliveries, waste collection and servicing will be managed in a controlled and considerate manner, using the existing site access and internal parking arrangements. Deliveries will take place during daytime hours, typically after 08:00, with no early morning or late-night deliveries proposed.

External terrace areas will be seated, low-key and staff-managed. Terrace use will cease at 21:00 each evening, with customer activity directed internally after this time. No amplified music will be permitted externally. These measures will help protect neighbouring residential amenity and support a calm evening operation.

Waste will be managed through the dedicated on-site bin store, with recycling incorporated as standard. Roof-level vents, flues and extract routes will be coordinated to minimise visual impact and support the technical requirements of the kitchen and hospitality use.

### Access principles

- Existing pub / free house use retained
- Kitchen and back-of-house areas rationalised
- External bin store clearly defined
- Deliveries and servicing managed through normal operational procedures
- Customer and service routes separated where possible
- External terrace use seated, staff-managed and restricted to 21:00pm
- No amplified music externally
- Roof-level extract and flue strategy to be coordinated



# 10. Summary and Planning Balance

## 10.1. Summary

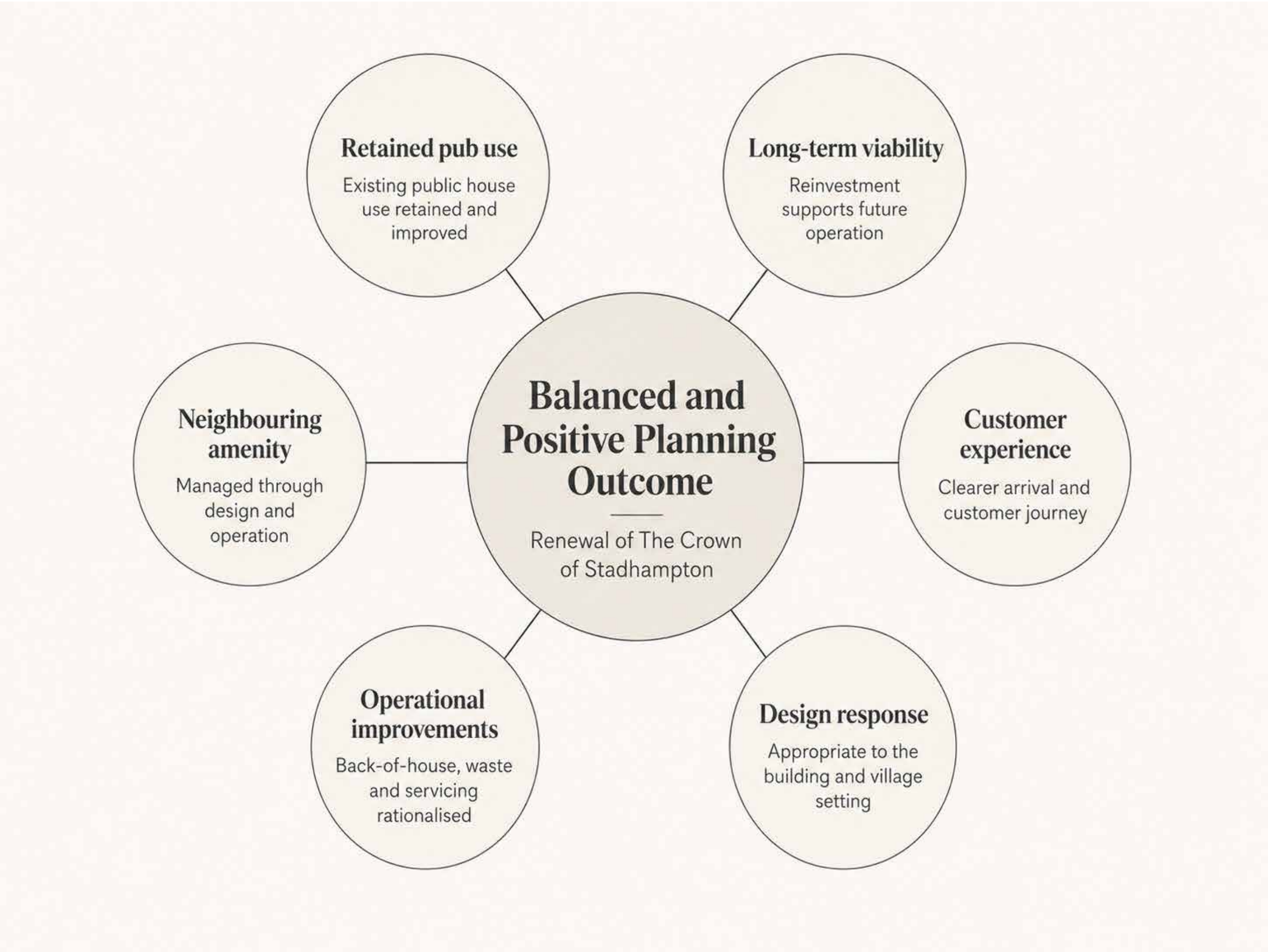
The proposals represent a positive and carefully considered reinvestment in The Crown of Stadhampton, returning a long-standing village pub and free house back into active use after a prolonged period of closure.

The scheme retains the established hospitality use of the site while improving the layout, arrival sequence, accessibility, servicing and overall customer experience. The new additions are proportionate and subservient to the host building, with the orangery, entrance improvements and external terraces designed to support a more viable and attractive pub offer.

The proposal will deliver clear community and economic benefits, including local employment, support for local suppliers and the reinstatement of a much-loved village asset under experienced local hospitality management.

Neighbouring residential amenity has been considered through the design and operational strategy, including managed terrace use, daytime servicing, controlled waste arrangements and a calm evening wind-down approach.

Overall, the proposal provides a balanced and appropriate form of development that secures the future of The Crown as a welcoming, inclusive and commercially sustainable village pub.



### Planning balance

Overall, the proposal delivers a balanced and positive planning outcome. It secures the renewal of an established village public house, supports local employment and introduces proportionate design interventions that are appropriate to the character of Stadhampton.

# 11. Submitted Drawing Package

## 11.1. Application Drawings

The Design and Access Statement should be read alongside the submitted planning drawing package prepared by FORM Ideas Studio.

### Existing drawings

- 26-F072-DR-I-00-001 Existing Site Plan
- 26-F072-DR-I-00-002 Location Plan
- 26-F072-DR-I-00-003 Block Plan
- 26-F072-DR-I-00-100 Existing Ground Floor GA
- 26-F072-DR-I-00-101 Existing First Floor GA
- 26-F072-DR-I-00-102 Existing Loft Plan
- 26-F072-DR-I-00-103 Existing Roof Plan
- 26-F072-DR-I-00-120 Existing Elevations
- 26-F072-DR-I-00-121 Existing Elevations

### Proposed drawings

- 26-F072-DR-I-20-001 Proposed Site Plan
- 26-F072-DR-I-20-100 Proposed Ground Floor GA
- 26-F072-DR-I-20-101 Proposed First Floor GA
- 26-F072-DR-I-20-102 Proposed Roof Plan
- 26-F072-DR-I-20-120 Proposed Elevations East & West
- 26-F072-DR-I-20-121 Proposed Elevations North & South
- 26-F072-DR-I-20-122 Proposed Sections

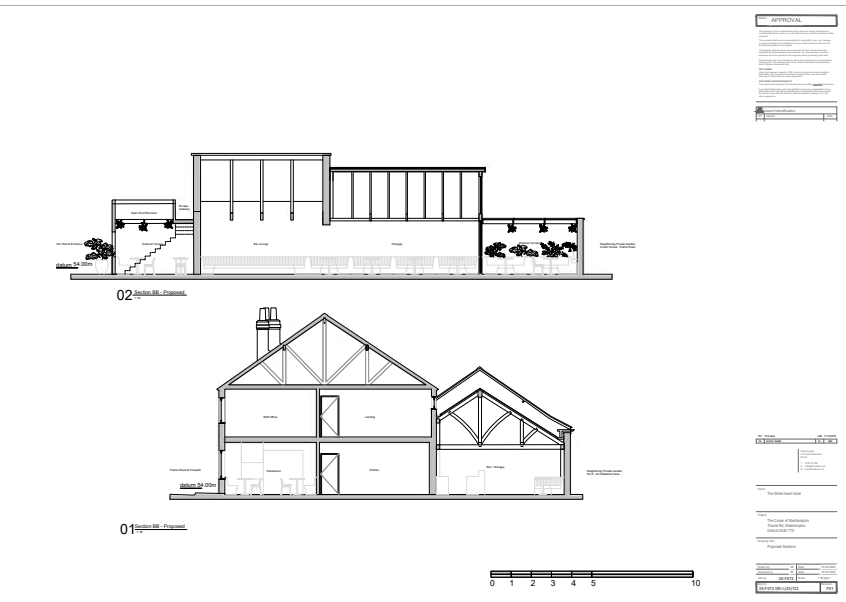
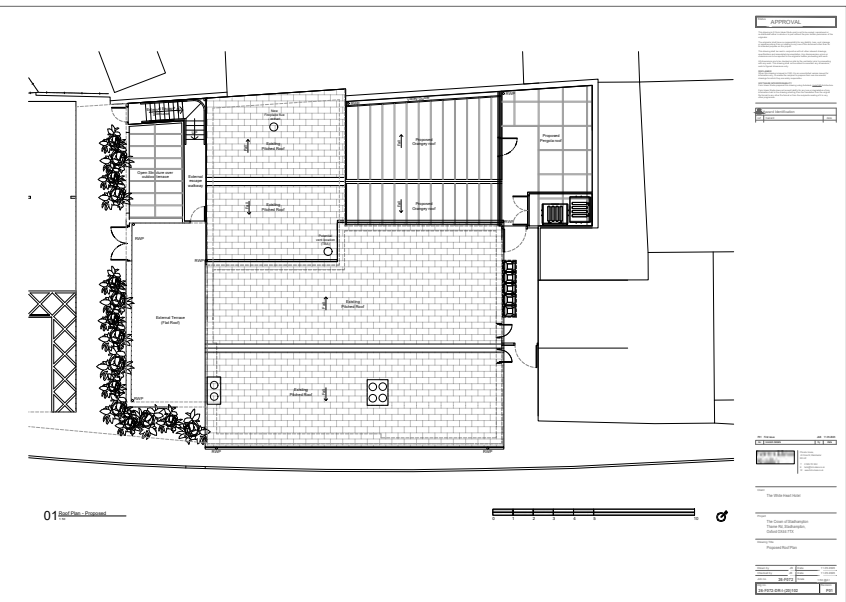
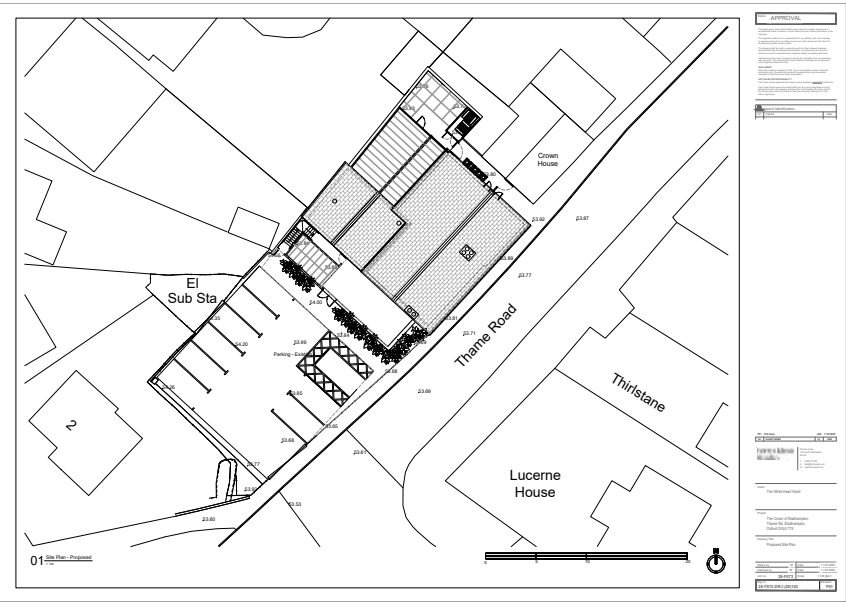
### Supporting information

The submitted drawing package sets out the existing site arrangement, proposed layout, external alterations, roof form, access strategy and relationship to neighbouring properties.

The proposals should also be read alongside any specialist supporting information required through the planning validation process, including operational management, extract / ventilation, drainage, heritage or other technical submissions where requested.

### Closing note

The submitted package demonstrates a proportionate reinvestment in the existing public house, supporting its continued role as a village free house within Stadhampton.



# 12. Conclusion

## 12.1. Closing Statement

The proposals for Rani at The Crown of Stadhampton have been developed to support the continued use and renewal of the existing public house as a quality village free house.

The scheme provides a proportionate level of refurbishment, alteration and extension, improving the customer experience, operational function and long-term viability of the premises. The new orangery, external terraces, improved entrance route and renewed material palette all support the building's ongoing role as a local pub and hospitality venue.

The design response is intentionally restrained. It retains the familiar character of the existing building, responds to the current two-tone elevation, and introduces robust, warm and carefully detailed materials that are appropriate to the village setting.

The proposals also address practical operational matters, including access, servicing, waste management, external customer areas and neighbouring relationships. These elements will be managed as part of the day-to-day running of the premises.

Overall, the development represents a positive and balanced planning proposal. It secures investment in an established pub use, enhances the appearance and function of the site, and supports the future of The Crown of Stadhampton as a welcoming village free house.

**The proposal should therefore be supported as a sensitive and beneficial reinvestment in an existing village public house, returning a valued local asset to active and sustainable use.**



